



33 Norfolk Road

Wrexham, LL12 7RT

£299,000



# 33 Norfolk Road

Wrexham, LL12 7RT

£299,000



## To the front

Ample off road parking , lawned garden area bordered by shrubs and hedging providing privacy. Driveway leads to a double garage, approached via double glazed wooden door.

## Hallway

Double panelled radiator, carpeted flooring, ceiling light point, stairs rising to the first floor accommodation with under stairs storage. Double glazed window to the front elevation. Doors off to Open plan lounge/ dining room, Kitchen, Bathroom and Separate W.C.

## Lounge/ Dining Room

Lounge area with panelled radiator, double glazed sliding doors opening to the rear elevation, carpeted flooring, and coal effect gas fire with brick surround set on marble hearth. Archway opening to the dining area with panelled radiator, double glazed window to the front elevation, and carpeted flooring.

## Kitchen

Fitted with a range of wall, drawer, and base units with complementary worktop surfaces over. Space and plumbing for washing machine and dishwasher, space for fridge, built-in Hotpoint oven with four-ring gas hob and extractor fan above. One and a half bowl stainless steel sink unit. Wall mounted 'Trianco' boiler. Double glazed window to the rear elevation. Panelled radiator. Door to side elevation giving access to the garage and side gate to the rear garden.

## Bathroom

Two piece suite comprising panelled bath with mains-fed shower over and handheld attachment, wash hand basin set in vanity unit with mixer tap over. Heated towel rail, fully tiled walls and flooring, ceiling spotlights, double glazed frosted window to the side elevation.

## Seperate W.C

Low level flush WC, part tiled walls and fully tiled flooring, wall mounted radiator, double glazed frosted window to the side elevation, ceiling spotlights.

## Stairs to the First Floor Accomdation

Storage cupboards set within the eaves, carpeted flooring, wash hand basin.

## Bedroom One

Two double glazed windows to the rear and side elevations, two panelled radiators, carpeted flooring, ceiling light point. Fitted with a range of wardrobes, drawers, and cupboards with matching dressing and chest of drawers. Television point.

## Bedroom Two

Double glazed window to the rear elevation, carpeted flooring, ceiling light point, panelled radiator. Fitted wardrobes with matching dressing table and built in airing cupboard housing hot water cylinder with shelving.

## Bedroom Three

Double glazed window to the front elevation, Fitted wardrobes, carpeted flooring, panelled radiator, ceiling light point.

## To the Rear

A truly beautiful, well-maintained south-facing garden offering a private and peaceful setting. Features include mature apple and pear trees, neatly kept lawned areas, established shrubs and colourful flowers. A spacious patio seating area provides the perfect spot for alfresco dining, with stepping stone pathways leading through the garden. Storage shed and side access to the garage.

## Additional Information

Property owns CCTV cameras.

Tel: 01978 353000

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

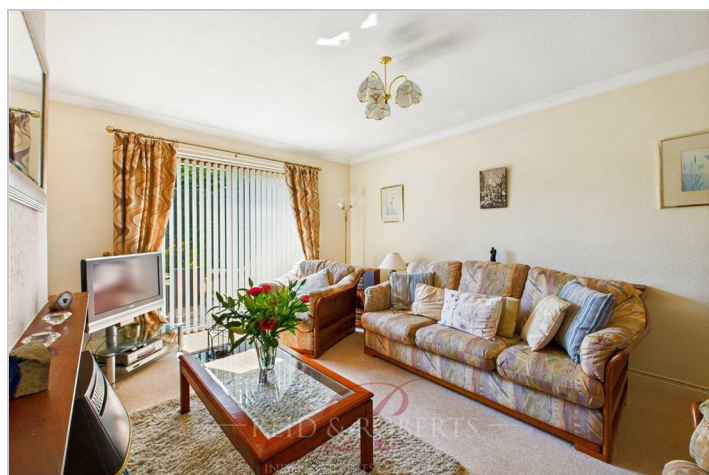
### Services.

The agents have not tested the appliances listed in the particulars.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.